

PETITION OF APPEAL FROM DECISION OF  
MIAMI-DADE COUNTY COMMUNITY ZONING APPEALS BOARD  
TO THE BOARD OF COUNTY COMMISSIONERS

CHECKED BY F.E. AMOUNT OF FEE \$1,188.87

RECEIPT # \_\_\_\_\_

DATE HEARD: 4 / 23 / 13

BY CZAB # 10



\_\_\_\_\_  
DATE RECEIVED STAMP

\*\*\*\*\*

This Appeal Form must be completed in accordance with the "Instruction for Filing an Appeal" and in accordance with Chapter 33 of the Code of Miami-Dade County, Florida, and return must be made to the Department on or before the Deadline Date prescribed for the Appeal.

RE: Hearing No. Z2012000085

Filed in the name of (Applicant) Julmar 147 Investment, LLC

Name of Appellant, if other than applicant \_\_\_\_\_

Address/Location of APPELLANT'S property: Lying south of SW 15th Street, between SW 145th Ave and SW 147th Ave, Miami-Dade County FL

Application, or part of Application being Appealed (Explanation): Appeal of denial of: 1) district boundary change, 2) Special exception to permit a private school, 3) Unusual Use to permit a day nursery, 4) Non-Use Variance to permit the school setback 6' (25' required) from the side street (north) property line, 5) Non-Use variance to permit parking and drives within 25' of an official right-of-way (not permitted).

Appellant (name): Julmar 147 Investment, LLC  
hereby appeals the decision of the Miami-Dade County Community Zoning Appeals Board with reference to the above subject matter, and in accordance with the provisions contained in Chapter 33 of the Code of Miami-Dade County, Florida, hereby makes application to the Board of County Commissioners for review of said decision. The grounds and reasons supporting the reversal of the ruling of the Community Zoning Appeals Board are as follows:  
(State in brief and concise language)

See Letter of Intent.

APPELLANT'S AFFIDAVIT OF STANDING  
(must be signed by each Appellant)

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APR 30 2013

ZONING HEARINGS SECTION  
MIAMI-DADE PLANNING AND ZONING DEPT.

STATE OF Florida

COUNTY OF Miami-Dade

BY Mario Castellanos FB

Before me the undersigned authority, personally appeared Mario Castellanos (Appellant) who was sworn and says that the Appellant has standing to file the attached appeal of a Community Zoning Appeals Board decision.

The Appellant further states that they have standing by virtue of being of record in Community Zoning Appeals Board matter because of the following:

(Check all that apply)

- ☐ 1. Participation at the hearing  
☒ 2. Original Applicant  
☐ 3. Written objection, waiver or consent

Appellant further states they understand the meaning of an oath and the penalties for perjury, and that under penalties of perjury, Affiant declares that the facts stated herein are true.

Further Appellant says not.

**Witnesses:**

Gene Rivera  
Signature

Gina Rivera  
Print Name

Rivas  
Signature

Lauren Rivas  
Print Name

Mario Castellanos  
Appellant's signature

Mario Castellanos  
Print Name

Sworn to and subscribed before me on the 25<sup>th</sup> day of April, year 2013.

Appellant is personally know to me or has produced Florida License as identification.  
0234-540-63-445-0



Natalie Garcia  
Notary  
(Stamp/Seal)

Commission Expires: 6/28/2015

[b:forms/affidapl.sam(9/08)]

APPELLANT MUST SIGN THIS PAGE

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APR 30 2013

Date: 25<sup>th</sup> day of April, year: 2013

Signed x

Mario Castellanos

Print Name

2732 SW 140 Ave

Mailing Address

305 222 1516

Phone

305 226 8903

Fax

REPRESENTATIVE'S AFFIDAVIT

If you are filing as representative of an association or other entity, so indicate:

Representing

Signature

Print Name

Address

City

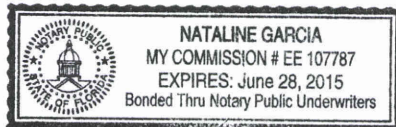
State

Zip

Telephone Number

Subscribed and Sworn to before me on the 25<sup>th</sup> day of April, year 2013

N. Garcia  
Notary Public



(stamp/seal)

Commission expires: 6/28/2015



### DISCLOSURE OF INTEREST\*

If a CORPORATION owns or leases the subject property, list principal stockholders and percent of stock owned by each. [Note: Where principal officers or stockholders consist of other corporation(s), trust(s), partnership(s) or other similar entities, further disclosure shall be made to identify the natural persons having the ultimate ownership interest].

CORPORATION NAME: Julmar 147 Investment, LLC

<u>NAME AND ADDRESS</u>	<u>Percentage of Stock</u>
<u>Julio Batista</u>	<u>50%</u>
<u>13911 SW 42nd St #205 Miami, FL 33185</u>	
<u>Mario Castellanos</u>	<u>50%</u>
<u>2732 SW 140 Ave Miami, FL 33175</u>	

If a TRUST or ESTATE owns or leases the subject property, list the trust beneficiaries and the percent of interest held by each. [Note: Where beneficiaries are other than natural persons, further disclosure shall be made to identify the natural persons having the ultimate ownership interest].

TRUST/ESTATE NAME \_\_\_\_\_

<u>NAME AND ADDRESS</u>	<u>Percentage of Interest</u>
_____	_____
_____	_____
_____	_____
_____	_____

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27-095  
SEP 19 2012  
ZONING HEARINGS SECTION  
MIAMI-DADE PLANNING AND ZONING DEPT.  
BY AB

If a PARTNERSHIP owns or leases the subject property, list the principals including general and limited partners. [Note: Where the partner(s) consist of another partnership(s), corporation(s), trust(s) or other similar entities, further disclosure shall be made to identify the natural persons having the ultimate ownership interest].

PARTNERSHIP OR LIMITED PARTNERSHIP NAME: \_\_\_\_\_

<u>NAME AND ADDRESS</u>	<u>Percentage of Ownership</u>
_____	_____
_____	_____
_____	_____
_____	_____

If there is a **CONTRACT FOR PURCHASE**, by a Corporation, Trust or Partnership list purchasers below, including principal officers, stockholders, beneficiaries or partners. [Note: Where principal officers, stockholders, beneficiaries or partners consist of other corporations, trusts, partnerships or other similar

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NAME OF PURCHASER: Anper Corporation

NAME, ADDRESS AND OFFICE (if applicable)

Percentage of Interest

Maria C. Angola

50%

7350 S.W. 89 St. #622-S, Miami, FL 33156

Helen B. Angola

50%

7350 S.W. 89 St. #622-S, Miami, FL 33156

Date of contract: 06/19/12

If any contingency clause or contract terms involve additional parties, list all individuals or officers, if a corporation, partnership or trust.

**NOTICE:** For any changes of ownership or changes in purchase contracts after the date of the application, but prior to the date of final public hearing, a supplemental disclosure of interest is required.

The above is a full disclosure of all parties of interest in this application to the best of my knowledge and belief.

Signature: [Signature]

(Applicant) Mario Castellanos - Julmar 147 Investment, LLC

Sworn to and subscribed before me this 3rd day of January, 2013. Affiant is personally known to me or has produced \_\_\_\_\_ as identification.

[Signature]  
(Notary Public)

My commission expires: 6/28/2015



\*Disclosure shall not be required of: 1) any entity, the equity interests in which are regularly traded on an established securities market in the United States or another country; or 2) pension funds or pension trusts of more than five thousand (5,000) ownership interests; or 3) any entity where ownership interests are held in a partnership, corporation or trust consisting of more than five thousand (5,000) separate interests, including all interests at every level of ownership and where no one (1) person or entity holds more than a total of five per cent (5%) of the ownership interest in the partnership, corporation or trust. Entities whose ownership interests are held in a partnership, corporation, or trust consisting of more than five thousand (5,000) separate interests, including all interests at every level of ownership, shall only be required to disclose those ownership interest which exceed five (5) percent of the ownership interest in the partnership, corporation or trust.